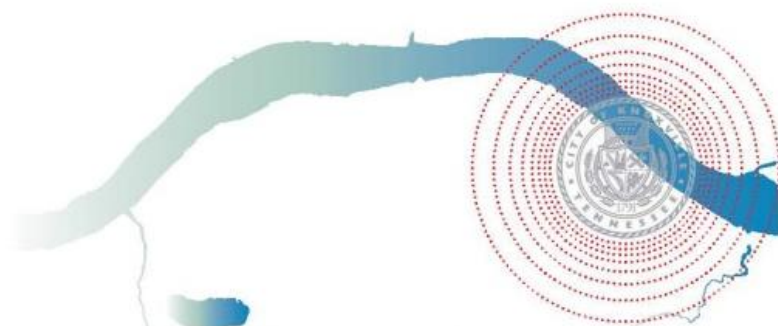


Knoxville South Waterfront

CREATING AN ACTIONABLE AND INSPIRATIONAL VISION



FORM BASED DEVELOPMENT CODE

Regulations for Designing the South Waterfront

ADOPTED BY THE KNOXVILLE CITY COUNCIL
FEBRUARY 27, 2007
ORDINANCE O-29-07

EFFECTIVE DATE: MARCH 16, 2007

• CITY OF KNOXVILLE, TENNESSEE •

PROPOSED FORM BASED CODE SOUTH WATERFRONT UPDATES

PRESENTED BY:
PLANS REVIEW AND INSPECTIONS DEPARTMENT
AND
OFFICE OF REDEVELOPMENT

October 20, 2016

Public Meeting

Form Based Code (FBC)

What is a form based code?

"A method of regulating development to achieve a specific urban form. Form-based codes create a predictable public realm primarily by controlling physical form, with a lesser focus on land use, through city or county regulations."

For more info: www.formbasedcodes.org



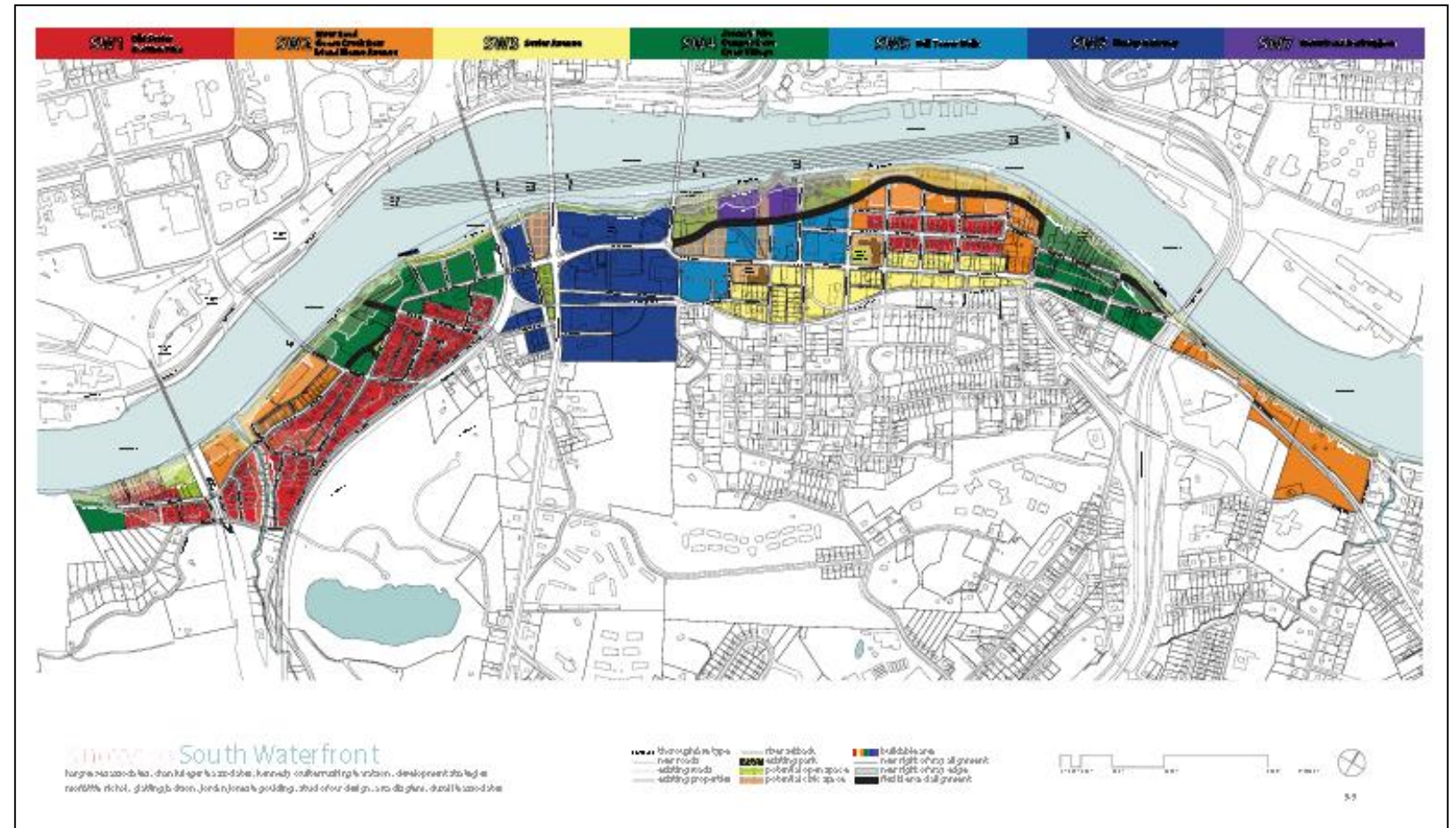
Columbia Pike, Arlington, VA



Miami 21 Project, Miami, FL

Background of South Waterfront FBC

- 2007: South Waterfront Form Based Development Code adopted by MPC & City Council
- 2009: Revisions to the Streetscape Standards
- 2013: Administrative Section moved to General Provisions Section, Article 4, Section 4.0
- 2015: Amendments related to Urban Agriculture and Additions, Alterations, and Repairs



South Waterfront Updates



- Section 4.1.3. **Property Development Standards**
(pages 12-61)
- Section 4.1.4. **General Development Standards**
(pages 60-76)
- Section 4.1.7. **Stream Buffer Standards**
(pages 99-100)
- Section 4.1.8. **Marina Standards**
(pages 101-104)
- Section 4.1.9. **Glossary and Definitions**
(pages 105-109)

Property Development Standards

Section 2 Existing Conditions

- 2.d. 100 Year Flood Line – Deleted from all district sections *(regulated by Stormwater Management)*
- 2.e. 500 Year Flood Line – Deleted from all district sections *(regulated by Stormwater Management)*
- 2.f.ii. Environmental & Archaeological
 - “Report on environmental and/or archaeological findings.” – Deleted from all district sections *(regulated by Stormwater Management)*

Property Development Standards

Section 3 Block Layout

■ 3.c.ii. Building Lines

- "Minimum of 50 feet from stream centerline." – Deleted from all district sections
(regulated by Stormwater Management)

Section 7 Off Street Parking & Loading

■ 7.c. Pavements

- "65 % minimum of uncovered surface parking shall be *permeable* while meeting overall Stormwater requirements." – Revised for all district sections
(Permeable Pavement added to Glossary & Definitions)

Property Development Standards

Section 7 Off Street Parking & Loading (continued)

■ 7.e. Screening & Shading

- "One tree (with a 2 inch minimum caliper) is required for every 5 surface parking spaces."
– Revised for all district sections

■ 7.g. Driveways – Revised for all district sections

- i. "Not permitted on principal frontage and shall be 15 foot maximum for one way traffic and 26 foot maximum for two way traffic." – Revised for all district sections

■ 7.i. Service Loading

- "Permitted." – Revised for district sections SW2-SW7

■ 7.j. Bicycle Parking

- "Not required." – Revised for SW1 district section only
- "Required." – Revised for all other district sections

Property Development Standards

Section 8 External Elements

■ 8.d. Landscape Vegetation

- ii. "Trees required for surface parking may be counted toward overall requirement."
– Revised for all district sections
- iii. "Maximize shrubs and ground cover per acre of area not covered by buildings."
– Deleted from all district sections

■ 8.e. Slopes

- "Complete ground cover on slopes steeper than 3:1 for erosion control." – Deleted from all district sections

■ 8.f. & 8.g. Trash & External Units

- "Integrate with building design or screen/conceal from view from public street and riverwalk." – Combined & Revised for all district sections

Property Development Standards



Section 8 External Elements (continued)

▣ 8.h. Signage

- "External band above entry, hanging or blade sign, awning or overhang."
– Deleted from all district sections

▣ 8.i. & 8.ii. Lighting Trespass

- "Pre Curfew Limitations for Environmental Zone, as defined by Illuminating Engineering Society of Lighting for Exterior Environment." – Deleted from all district sections

Property Development Standards

Section 9 Stormwater Systems

- ▣ 9. Stormwater Systems – Deleted from all district sections
by Stormwater Management

(regulated)

Section 10 Sustainability

- ▣ 10.b.i. Green Building & Landscape

- "Capable of attaining the current Leadership in Energy and Environment Design (LEED) minimal Performance Level of "Certified." – Revised for all district sections

- ▣ 10.c.i. & 10.c.ii Reflectivity, Heat Island Reduction, Roof & Surface Lots

- "Surface lots shall provide shade and/or use light-colored/high albedo materials with a solar reflectance of at least 0.3 (or 30%). Roofs shall use and Energy Star Compliant (highly reflective) roofing for a minimum of 75% of the roof surface." – Revised for all district sections

General Development Standards

Uses

▣ A.1.c. Major Agriculture

Deleted: aquaculture, row and field crops, and viticulture

Building Envelope & Materials

▣ B.3. Awnings and Canopies

Revised: "Awnings or canopies shall provide a minimum clearance of 10 feet above the sidewalk and shall have a maximum depth of 6 feet, while maintaining a minimum 2 feet distance to curb edge."

General Development Standards

Off Street Parking and Loading

▣ D.1 Surface Parking

Revised: a. "Parking shall be placed behind the buildings, but parking on the side of buildings is acceptable provided that the parking is screened from view from any adjoining right-of-way."

Deleted portion of b & added deleted portion as a Vision Statement:

b. "Avoid large, unbroken expanses of pavement. Divide large parking lots into smaller paved areas that are separated by landscaping, access driveways or ancillary structures. Parking lots shall include parking islands to breakdown the scale of the surface lot, with the inclusion of pedestrian-scale lighting in lieu of standard lot lighting."

General Development Standards

Off Street Parking and Loading (continued)

▣ D.2 Structured Parking

Revised: a. to become a Vision Statement

Revised: b. "Garage entries shall not exceed 16 foot clear height and 26 foot clear width."

General Development Standards

Signage

▣ E.2.b. Permitted Sign Types

Deleted: i.b.1. Awnings and Canopy Signs *(moved to 4.1.4.B.3.a)*

▣ E.2.b. Projecting Signs

Revised: i.c.1. "A projecting sign may extend into the public right-of-way with the City's Law Department approval."

Added: i.c.3. "No sign shall protrude to within 2 feet of the curb edge, if less than 14 feet above the sidewalk."

▣ E.2.c. Sign Illumination

Revised: c.iii. "Neon or any similar exposed tube lighting is permitted provided that such lighting shall not be used solely to outline the perimeter of the sign face or sign structure."

General Development Standards

Lighting & Noise

▣ F.1. External Lighting Standards

Combined & Revised: F.1.a. Illuminance/Light Trespass

Revised: a.iii. "Minimize light pollution, light trespass, glare, and offensive light sources."

Deleted: a.iv.

Revised: a.v. "Minimize development impact on nocturnal environments."

Revised: a.vi. "Prevent inappropriate, poorly designed or poorly installed outdoor lighting."

Revised: a.v.ii. "Encourage quality lighting design."

▣ F.1.f. Prohibitions

Added: f.iii. "Neon or any similar exposed tube lighting is prohibited to outline or highlight architectural features on a building or structure."

Stream Buffer Standards

- B. Stream Buffer- Deleted *(regulated by Stormwater Management)*

Marina Standards

Siting

▣ B.6 Non-Permitted Uses

Revised: “Dry boat maintenance, dry lifts, dry boat storage, residential boat houses, covered moorings, in-water maintenance such as pressure washing or hull scraping.” *(Deleted motorized boat storage)*

Glossary & Definitions

Deleted:

"Five Hundred Year Frequency Storm Event"

"One Hundred Year Frequency Storm Event"

Added:

"Permeable Pavement"

A pavement system designed to achieve water quality and quantity benefits by allowing movement of stormwater through pavement surface and into a base/sub base reservoir. Examples include pervious concrete, porous asphalt, and permeable paving blocks.



FORREST KIRKPATRICK

WITH FORK DESIGN

PROJECT: 1147 SEVIER AVENUE (CIVIL AIR PATROL)

JOHN THURMAN

WITH MCCARTY HOLSAPLE MCCARTY

PROJECT: 101 E BLOUNT AVENUE (REGAL HEADQUARTERS)

Special Guests



Questions and Comments

For more information please visit:

www.knoxvilletn.gov/policy/formbasedcode.pdf

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Comment Cards & Presentation

To download please visit:

www.knoxvilletn.gov/policy/formbasedcode.pdf

**Please return comment cards by
November 3, 2016**

DeAnn Bogus, Deputy Director of Plans Review & Inspections

865-215-4282

sbogus@knoxvilletn.gov